

**City of Hurst  
City Council Minutes  
Tuesday, September 8, 2015**

On the 8th day of September 2015, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer	)	
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Managing Director of Planning
Steve Bowden	)	Executive Director of Economic Development
Ron Haynes	)	Executive Director of Public Works
Greg Dickens	)	City Engineer

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Councilmember Larry Kitchens gave the Invocation.

The Pledge of Allegiance was given.

**CONSENT AGENDA**

1. Considered approval of the minutes for the August 25, 2015 City Council meetings.
2. Considered Ordinance 2294, second reading, to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1, Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road.
3. Considered Ordinance 2295, second reading, to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway.
4. Considered authorizing the city manager to enter into a contract with Pyles Whatley Corporation, for appraisal services for Pipeline Road Improvements, Phase 3.

5. Considered authorizing the city manager to enter into an interlocal agreement with the cities of Fort Worth and Bedford for the funding participation in the Flood Protection Planning Study for Valley View Branch Watershed.

Councilmember Wilson moved to pass the consent agenda. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**BUDGET RELATED ITEM(S)**

6. Considered Ordinance 2296 (a), first reading, adopting budget for fiscal year beginning October 1, 2015 and ending September 30, 2016. City Secretary Rita Frick read proposed Ordinance 2296(a).

Councilmember Wilson moved to pass Ordinance 2296(a) on first reading, adopting budget for fiscal year beginning October 1, 2015 and ending September 30, 2016. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

7. Considered Ordinance 2296(b), first reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2015-2016 budget. City Secretary Rita Frick read proposed Ordinance 2296(b).

Councilmember Kitchens moved to approve Ordinance 2296(b). Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

8. Considered Ordinance 2297, first reading, setting the tax rate for the 2015 tax year. City Secretary Rita Frick read proposed Ordinance 2297.

Councilmember Welton moved to adopt Ordinance 2297 on first reading. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

In response to Councilmember Kitchens' request, Assistant City Manager Clay Caruthers reviewed the tax calculation requirements and that while the city's effective tax rate is the same rate as last year, it does provide additional revenue of approximately 70,000.

9. Considered Ordinance 2298, first reading, approving all water and wastewater rates for Fiscal Year 2015-2016. City Secretary Rita Frick read proposed Ordinance 2298. City Manager Allan Weegar stated the increase is 5%, which is basically due to the high pass through costs from the City of Fort Worth and revenue loss from conservation measures. He explained the

City has no control over the rates set by Fort Worth.

Councilmember McLendon moved to approve Ordinance 2298, including the proposed water and wastewater rates, effective October 1, 2015, to be included in all City utility bills processed on, or after, November 1, 2015. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**PUBLIC HEARING(S) AND RELATED ITEM(S)**

10. Conducted a public hearing to consider Z-15-02 Pecan Street Townhomes, a zoning change from LB to R2-PD with a site plan for Lot 12R1, Block 1, WB La Cava Addition, being .44 acre located at 232 East Pecan Street.

Mayor Ward announced the public hearing to consider Z-15-02 Pecan Street Townhomes, a zoning change from LB to R2-PD with a site plan for Lot 12R1, Block 1, WB La Cava Addition, being .44 acre located at 232 East Pecan Street, and recognized applicant Michael Wright, MJ Architects, 8233 Mid Cities Boulevard, North Richland Hills, Texas. Mr. Wright stated his client is requesting to rezone to attached single family homes. Managing Director of Development Michelle Lazo provided an overview of the project reviewing the site plan and elevations. She stated the project consists of four two story 2,500 square foot units, which will share a pedestrian walkway to access the back yards. Currently, four family members are building the units and do not plan on constructing fences at this time. The units will have enclosed garages and carports. Three (3) 3-inch trees will be planted in accordance with the tree ordinance.

There being no one else to speak, Mayor Ward closed the public hearing.

11. Considered Ordinance 2299, first reading, Z-15-02 Pecan Street Townhomes, a zoning change from LB to R2-PD with a site plan for Lot 12R1, Block 1, WB La Cava Addition, being .44 acre located at 232 East Pecan Street.

In response to Councilmembers' questions, Managing Director of Development Michelle Lazo stated the total depth of the lots is 158 feet and the property has been vacant for years. She stated the old slab will be removed.

Councilmember McLendon moved to approve Z-15-02 Pecan Street Townhomes, a zoning change from LB to R2-PD with a site plan for Lot 12R1, Block 1, WB La Cava Addition, being .44 acre located at 232 East Pecan Street. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**PLAT(S)**

12. Considered P-15-08 Pecan Townhomes, a replat of Lot 12-R1, Block 1, WB La Cava Addition to Lots 1-4, Block A, Pecan Townhomes Addition, being .44 acre located at 232 East Pecan Street.

In response to Councilmember Wilson's questions, Executive Director of Public Works Ron Haynes stated all utilities are in place.

Councilmember Wilson moved to approve P-15-08 Pecan Townhomes, a replat of Lot 12-R1, Block 1, WB La Cava Addition to Lots 1-4, Block A, Pecan Townhomes Addition, being .44 acre located at 232 East Pecan. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**ACTION ITEM(S)**

13. Considered authorizing the city manager to enter into a contract with Ark Contracting Services, LLC, of Kennedale, Texas, for the Calloway Branch Stream Bank Stabilization Improvements Project. Mayor Ward recognized City Engineer Greg Dickens who provided an overview of the project noting the project includes construction of stream bank stabilization improvements, including gabion walls and mattresses, and rock rip rap along Calloway Branch from Melbourne Road upstream towards Arcadia Street. He stated the project includes two added alternates. Mr. Dickens reviewed project location, scope and time line stating eight bids were received with the low bid, including contingency, of \$1,477,020.

In response to Councilmembers' questions, Mr. Dickens explained the construction process when utilizing gabions and how the gabions are constructed. He stated the life expectancy should be 30 to 50 years with very little maintenance. Also noted was the sediment removal process and erosion causing the near loss of fences for several homes.

Councilmember Kitchens moved to authorize the city manager to enter into a contract with Ark Contracting Services, LLC, of Kennedale, Texas, for the Calloway Branch Stream Bank Stabilization Improvements Project, in the amount of \$1,406,685.00, with a 5% contingency of \$70,335.00, for a total amount of \$1,477,020.00, and a contract time of 260 calendar days. Motion seconded by Councilmember Wilson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**OTHER BUSINESS**

14. Councilmembers reviewed the following advisory board meeting minutes:
- HEB Teen Court Advisory Board
15. Review of upcoming calendar items – City Manager Allan Weegar noted moving the September 22, 2015 regular Council meeting to September 29, 2015. Also reviewed were dates for National Night Out and Good Neighbor Days.

16. City Council Reports – Councilmember Booe noted his attendance at the Kroger Open House and how well the store was renovated. Councilmember Kitchens also noted the upcoming Cyber Security event to be held October 5, 2015, at the Hurst Conference Center.

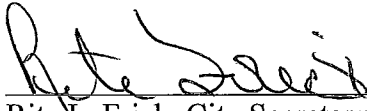
**PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED.** No one spoke.

**ADJOURNMENT**

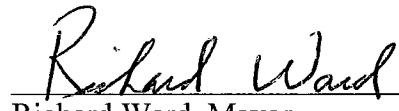
The meeting adjourned at 7:22 p.m.

**APPROVED** this the 29th day of September 2015.

**ATTEST:**

  
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Rita L. Frick, City Secretary

**APPROVED:**

  
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Richard Ward, Mayor